

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
CERTIFICATE OF APPROPRIATENESS CASE 13-01-J
March 13, 2013**

Request	
Applicant: J. William Herndon, Jr. POA for Sarah Wilson Jones	Owner(s): Sarah Wilson Jones 1101 Johnson Street
Proposal: Repair upper and lower story roofs, soffit and fascia replacement, re-shingling roof and new gutters and downspouts, paint house	

Description of Property
The house at 1101 Johnson Street was built for Dr. Albert Carl Jones, who was a veterinary surgeon and served on the Board of Directors of the first High Point Chamber of Commerce. The house has remained in the family, and is currently occupied by Sarah Wilson Jones, Dr. Jones' daughter, who is a retired faculty member of UNCG. It is an example of the Dutch Colonial style, with a gambrel roof and full length dormers on both the front and rear. The roof was originally covered with slate, which was rare in the neighborhood, but much of the slate has been replaced with asphalt shingles. The exterior is covered with wide weatherboard siding and nine over nine double hung sash windows that are mostly arranged in pairs. There is an enclosed sunporch on the south side of the house, and a hip roof garage with similar siding to the rear of the house.

Details of Proposal

The applicant adequately sums up the various repairs in his application. Because there is the possibility of repairs to the roof decking, and the extent of the soffit and fascia replacement, the proposed repairs go beyond the usual minor repair items that can be considered under the Minor Works provision.

Staff Analysis and Comment

The Development Ordinance states that in granting a Certificate of Appropriateness, the Historic Preservation Commission shall take into account the historic or architectural significance of the property under consideration and the exterior form and appearance of any proposed additions or modifications to a structure. Interior arrangement shall not be considered.

The Jones house is a well preserved example of the Dutch Colonial architectural style. The planned improvements will help maintain the historic character of the house and help protect it from further damage by animals and the elements, which have been problems in recent years.

Mr. Herndon has indicated that repairs to the soffit and fascia will be made with like materials of the same type and size as existing. The replacement of the downspouts and gutters, the re-shingling of the roof (where shingles currently exist), and the painting of the house are actually minor works approvals, but certainly may be discussed in the hearing. The original slate roofing has been removed on the upper center section of the house and replaced with asphalt shingles. This was probably done before the establishment of the local historic district. It is not known whether the part of the roof that still is slate covered will remain as is, or if replacement or repair is necessary. If replacement of the slate with asphalt shingles is desired, the COA will have to address this specifically.

There are two previous COAs granted for this property. The first was granted in late 1987 for repair of the brick lattice wall in the rear of the lot, and the second was granted in April of 2000 for the removal of an oak tree in the back yard.

Recommendation

As we know, older homes require more and sometimes extensive maintenance to retain the grandeur they had when they were new. Eventually, wooden clad structures suffer from damage and decay caused by any number of things that can mostly be attributed to age. Mr. Herndon plans to make repairs to his aunt's home with the same tongue and groove bead board and lumber as what originally existed. Staff recommends approval of the repairs as described, however, a recommendation regarding the slate roof (which is not formally a part of this request) cannot be made until a proposal is submitted, or unless Mr. Herndon has determined what needs to be done in the time since filing this application and it can be properly reviewed by the Commission.

Report Preparation

This report was prepared by Planning and Development Department staff member Robert L. Robbins, AICP.